

C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
	TO	FROM				TO	FROM	
Minutes			Approved	47	C 840130	HDK		Hearing Closed
C 831292	PPQ		Sched. for 4/25/84	48	C 840131	ZMK		" "
N 840614	ZRM		" " "	49	N 840714	HKA		FAV. Rpt. E
C 840581	HDM		" " "	50	C 831972	MMQ		" "
C 840520	ZSM		" " "	51	C 831230	GEQ		" "
C 840558	HUM		" " "	52	C 830528	MMQ		" "
C 840559	HDM		" " "	53	C 840408	HAM		" "
C 840550	HDM		" " "	54	C 840218	GFM		" "
N 840556	ZRM		" " "	55	C 840383-393	PPK		" "
C 840557	ZMM		" " "	56	C 831300	GEK		" "
NOTICE			" " "	57	C 840221	ZMM		Sched. 4/12
C 840365	ZSX		" " "	58	C 840114	ZSM		" "
C 840582	HOX		" " "	59	C 840637	ZSM		" "
C 840604	HAX		" " "	60	N 840113	ZRM		" "
C 840583	HOX		" " "		NOTICE			" "
C 840603	HAX		" " "	61	N 840308	ZAR		Auth. ^{Agg} Agg
C 840476-483	PPR		Hearing Closed	62	N 831241	ZAR		" "
C 840519	PPQ		" " "	63	N 840204	ZAR		" "
C 840450	PPM		" " "					
C 840409	HDM		" " "					
C 840506	HAM		" " "					
C 830150	GFM		" " "					
C 840095	ZSM		" " "					
C 840213	ZSM		" " "					
C 840484-486	PPR		" " "					
C 800998	ZMR		" " "					
C 840349	ZSR		" " "					
C 801016	MMR		" " "					
C 840451-457	PPX		" " "					
C 840396	PPK		" " "					
C 840441	HDK		Cont. 4/25/84					
C 830881	HDK		Hearing Closed					
C 840498	HAK		" " "					
C 840665	ZMK		Cont. to 4/25/84					
C 840458-475	PPK		Hearing Closed					
C 840517	PPK		" " "					
C 840034	HAK		" " "					
C 840023	HDK		" " "					
C 840123	HUK		" " "					
C 840124	HDK		" " "					
C 840125	ZMK		" " "					
N 840154	HGK		" " "					
C 840126	HUK		" " "					
C 840127	HDK		" " "					
C 840128	HDK		" " "					
C 840129	HDK		" " "					
C 840053	HOK		" " "					

RE: CAL. NO. 56

M. Gallent voted "no" with a statement.
M. Bond voted "no".

4 yes votes and 2 no votes

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PRESENT

Chairman	H. Sturz (not present for vote)
Vice Ch.	M. Gallent
Commissioner	M. Bond
"	J. Gulino
"	S. Motley
"	D. Scheinberg
"	T. Teah

MEETING ADJOURNED AT: 11:40 a.m.

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SUPPLEMENTAL CALENDAR FOR CITY PLANNING COMMISSION
PUBLIC MEETING OF APRIL 4, 1984

MATTERS NOT ON THE PRINTED CALENDAR CONSIDERED BY UNANIMOUS CONSENT

S C H E D U L I N G

Nos. 57, 58, 59 and 60

(Proposed zoning map change, zoning text amendment, special permit for a large scale community facility development and accessory off-street parking facility to enable the construction of a New York Hospital staff dwelling building.)

No. 57

CB 8

C 840112 ZMM

IN THE MATTER OF a zoning change, pursuant to Section 197-c and 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 9a, establishing within an existing R10 District a C1-5 Commercial District on property bounded by York Avenue, E. 71st Street, a line 125 feet east of York Avenue and the eastern extension of the north street line of E. 70th Street, Borough of Manhattan, CB#8, as shown on a diagram dated March 5, 1984, which may be seen in Rm. 1514, 2 Lafayette Street, New York, N.Y.

Disposition.... Resolution approved scheduling April 25, 1984 for a public hearing.

No. 58

CB 8

C 840114 ZSM

IN THE MATTER OF an application from New York Hospital requesting a special permit pursuant to Section 79-21, 79-42 and 79-43 of the Zoning Resolution, involving a large-scale community facility development, bounded generally by York Avenue, East 71st Street, Franklin D. Roosevelt Drive and eastern extension of East 68th Street, CB #8, Borough of Manhattan.

Disposition....Resolution approved scheduling April 25, 1984 for a public hearing.

No. 59

CB 8

C 840637 ZSM.

IN THE MATTER OF an application from New York Hospital requesting a special permit pursuant to Section 13-461 of the Zoning Resolution to allow the construction of a 240 car accessory off-street parking garage in the proposed New York Hospital staff dwelling building located east of York Avenue, south of East 71st Street, CB #8, Borough of Manhattan.

Disposition....Resolution approved scheduling April 25, 1984 for a public hearing.

[Proposed zoning text amendment relates to modifications of temporary occupancy of non-profit hospital staff dwellings, location of medical offices and height and setback for large-scale community facility development within the boundaries of Community Board #8, Borough of Manhattan].

In the matter of amendments pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to Section 79-42 and 79-43, as follows:

Matter in Bold Type is new;
 Matter in brackets [] is old, to be omitted;
 Matter in *Italics* is defined in Section 12-10

79-42 Special Permit for Non-profit Hospital Staff Dwelling Buildings

For non-profit hospital staff dwellings in large-scale community facility developments in Manhattan Community Board 8, the City Planning Commission, may by special permit after public notice and hearing, and subject to Board of Estimate action, allow:

A. Temporary occupancy of dwelling units by out patients of the non-profit or voluntary hospital or by families visiting hospitalized patients provided the following findings are made:

1. That the density and transient nature of the population housed in such dwelling units will not impair the essential character, future use, or development of the surrounding area; or impair the security of the hospital staff residing in the building; and

2. That such occupancy will neither create nor contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow; and

3. That the number of such dwelling units so occupied is less than fifty percent of the total number of dwelling units in the building.

B. Medical offices on the third floor of such buildings in C1 districts, provided the following findings are made:

1. That such offices are used exclusively for staff of, or staff affiliated with, the non-profit or voluntary hospital;

2. That such occupancy will neither create nor contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow;

3. That such use will not impair the essential character, future use, or development of the surrounding area;

4. That such use will not produce any adverse effects which interfere with the appropriate use of land in the districts or in any adjacent district; and

5. That separate access to the outside is provided.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

79-43

LIMITED
Special Permit for Limited Bulk Modifications for Certain Large Scale Community Facility Developments

For Large Scale Community Facilities located within the boundaries of Community Board #8 in the Borough of Manhattan, that contain community facility uses specified in Section 73-64 (Modification for Community Facility Uses), the City Planning Commission may, by special permit after public notice and hearing, and subject to Board of Estimate action, permit modification of regulations

relating to height and setback on the periphery of the development,
courts and distance between windows and walls or lot lines, not
otherwise allowed in Section 79-21 (General Provisions). As a
condition for such modification for the Commission shall find that
such modification:

- (a) is required in order to enable the Large Scale Community Facility
to provide an essential service to the community;
- (b) will provide a more satisfactory physical relationship
to the existing buildings which form the large-scale
community facility, and provide a more efficient and
integrated site plan;
- (c) will better complement the existing character of the
neighborhood;
- (d) will not unduly increase the bulk of buildings in any
block, to the detriment of the occupants or users of
buildings in the block or nearby blocks; and
- (e) will not adversely affect any other zoning lots or
streets outside the development by unduly restricting
access to light and air.

Disposition.....Resolution approved scheduling April 25, 1984 for
a public hearing.

N O T I C E

CB 8

Borough of Manhattan

On April 25, 1984 at 10:00 a.m. in City Hall, New York, New York a public hearing will be held by the Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement concerning the proposed 36 story mixed use building for New York Hospital, at the east side of York Avenue between 70th and 71st Streets, and related actions pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Review (CEQR).

II R E P O R T S

BOROUGH OF STATEN ISLAND

No. 61

CB 2

N 840308 ZAR

IN THE MATTER OF an application, pursuant to Section 105-421, 105-423, and 105-424 of the Zoning Resolution from Frank A Vaccaro, P.E., for the grant of authorization involving the modification of existing topography, alteration of botanic environment or removal of trees and alteration of other natural features (Steve Slopes) to construct one (1) family dwelling on property located on the south side of Sloane Avenue, 252.91 feet west of Nevada Avenue. (Block 952, Lot 70).

Plans for the proposed one (1) family dwelling are on file with the City Planning Commission and may be seen in the Staten Island Borough Office, 56 Bay Street, Staten Island, New York.

For consideration.

DISPOSITION.....AUTHORIZATION APPROVED

No. 62

CB 2

N 831242 ZAR

IN THE MATTER OF an application, pursuant to Section 105-421 of the Zoning Resolution from Josep B. Raia, R.A., for the grant of authorization involving the modification of existing topography to construct one (1) in-ground swimming pool on property located on the corner of Cromwell Circle and Four Corners Road, Block 894, Lot 162) Plans for the proposed one (1) in ground swimming pool are in file with the City Planning Commission and may be seen in the Staten Island Borough Office, 56 Bay Street, Staten Island, New York.

For consideration

DISPOSITION.....AUTHORIZATION APPROVED

No. 63

CB 2

N 840204 ZAR

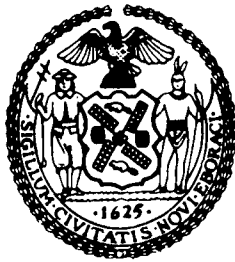
IN THE MATTER OF an application, pursuant to Section 105-421 and 105-423 of the Zoning Resolution from Alphonse J. Calvanico, P.E., for the grant of authorization involving the modification of existing topography and alteration of botanic environment or removal of trees, to construct one (1) family-dwelling on property located on the north side of St. Andrews Road, 319.95 feet east of Richmond Hill Road (Block 2292, Lot 22) Plans for the proposed one (1) family dwelling are in file with the City Planning Commission and may be seen in the Staten Island Borough Office, 56 Bay Street, Staten Island, New York.

**COMPREHENSIVE
CITY PLANNING CALENDAR**
of
The City of New York

CITY PLANNING COMMISSION

WEDNESDAY, April 4, 1984

**MEETING AT 10 A.M.
in the
CITY HALL**



Edward I. Koch, Mayor

City of New York

[No. 6]

**For information about the course of the hearings during the meeting in City Hall,
Manhattan, please call 566-8510**

Prepared by Lory R. Alcalá, Calendar Officer

CITY PLANNING COMMISSION

GENERAL RULES OF PROCEDURE AS PERTAINING TO PUBLIC MEETINGS

1. A quorum shall consist of four members.
2. Final action by the Commission shall be by the affirmative vote of not less than four members.
3. Except by unanimous consent, matters upon which public hearings are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.
5. All proposals scheduled for public hearings shall be duly advertised in accordance with charter provisions, i.e., the Commission shall afford the public an opportunity to be heard at a time and place to be specified in a notice of hearing to be published in THE CITY RECORD for ten days of publication of THE CITY RECORD immediately preceding and including the date of hearing. (Detailed information on items appearing in this calendar may be obtained by contacting the Department of City Planning.)

Note—Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

CALENDARS: Any member of a Community Planning Board, any civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 2 Lafayette Street, Room 1614, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list (\$60.00 for a two year subscription pro-rated) may do so by contacting the Calendar Information Office, 566-8510.

B

CITY PLANNING COMMISSION

2 Lafayette Street, New York, N.Y. 10007

HERBERT STURZ, *Chairman*

MARTIN GALLEN, *Vice Chairman*

MAX BOND,

JOHN P. GULINO,

R. SUSAN MOTLEY,

DENISE M. SCHEINBERG,

THEODORE E. TEAH, *Commissioners*

LORY R. ALCALA, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in City Hall, Manhattan, unless otherwise ordered.

ORDER OF BUSINESS AND INDEX

WEDNESDAY, April 4, 1984

Calendar No. 6

Roll Call; approval of minutes.....	1
I. Scheduling April 25, 1984.....	1
II. Public Hearings.....	17
III. Reports.....	42

**Community Board Public Hearing Notices are available in the
Calendar Information Office, Room 1614, 2 Lafayette Street, New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for
April 25, 1984, in City Hall, Room 16, Manhattan, at 10:00 a.m.

GENERAL INFORMATION

HOW TO PARTICIPATE:

Signing up to speak: Anyone wishing to speak on any of the items listed under "Public Hearings" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

Length of Testimony: In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

Written Comments: If you intend to submit written statement and/or other documents please submit 10 sets of each.

Anyone wishing to present facts or to inform the Commission of their views on an item in this calendar, but who cannot or do not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

CITY PLANNING COMMISSION
Calendar Information Office—Room 1614
2 Lafayette Street, New York, N.Y. 10007

(Extra copies of this form may be obtained in the Calendar Information Office—Room 1614, 2 Lafayette Street).

Subject

Date of Hearing..... Calendar No.:.....

Borough..... Identification No.:.....

CB No.:.....

Position:

Opposed

In Favor.....

Comments:

.....
.....
.....
.....
.....

Name:.....

Address:.....

Organization (if any).....

Address..... Title:.....

WEDNESDAY, APRIL 4, 1984

No. 1

APPROVAL OF MINUTES OF
Special Meetings of February 6, 21 and 27
and Regular Meeting of February 22, 1984

**1 PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE
SCHEDULED FOR WEDNESDAY, APRIL 25, 1984
STARTING AT 10 A.M.
in CITY HALL, MANHATTAN**

BOROUGH OF QUEENS

No. 2

CB 10

C 831292 PPQ

IN THE MATTER OF an application, pursuant to Section 197-c of the New York City Charter, by the Division of Real Property for the **disposition of City-owned property** as follows:

Block	Lot	Location	Size	Type of Property
14077	32	West side of 84th St., 142 feet south of 164th Ave. thru to east side of 83rd St.	169'x200' Irreg.	Unimproved

Resolution for adoption scheduling April 25, 1984 for a public hearing.

BOROUGH OF MANHATTAN

No.3

CB 7

N 840614 ZRM

[Proposed zoning text amendment to exempt Frederick Douglass Circle from Infill regulations.]

IN THE MATTER OF an amendment pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to Section 23-151.

Matter in **Bold Type** is new;

Matter in brackets [] is old, to be omitted;

Matter in *Italics* is defined in Section 12-10

123-151**R-10 Infill**

Within the boundaries of Community Board #7 in the Borough of Manhattan, in order to conform with the existing scale and character, all *developments*, or *enlargements* located in an R10 District or equivalent *Commercial District* shall be limited to a maximum *floor area ratio* of 10.00.

In addition, the following requirements shall apply to such *developments* or *enlargements*:

(1) Mandatory Front Building Walls

The *front building wall* of all *developments* or *enlargements* on a *zoning lot* having any frontage on a *wide street*, shall extend along the full length of its *street line* fronting on such *wide streets*, without a setback for a height of 125 feet above the *curb level* or the full height of the *building*, whichever is less. Above a height of 125 feet, the *front building wall* may be set back at least 10 feet on a *wide street*, or 15 feet on a *narrow street*. Above a height of 150 feet, the *front building wall* shall be set back at least 10 feet. These mandatory *front building wall* requirements also apply to all *developments* or *enlargements* along all *street lines* of *narrow streets* within 50 feet of their intersection with the *street lines* of *wide streets*. For the next 20 feet along the *street line* of a *narrow street*, the mandatory *front building wall* requirements are optional. The height and setback regulations of the underlying district shall apply along *street lines* or portions thereof not subject to the *front building wall* requirements.

Front wall recesses are permitted above the level of the second *story ceiling*, or 23 feet above *curb level*, whichever is less, provided that the aggregate length of all recesses at the level of any *story* does not exceed 50 percent of the length of the front wall. The depth of such recess shall not exceed 10 feet. No front wall recesses are permitted within 20 feet of the intersection of two *street lines*.

Front wall openings are permitted below the level of the second *story ceiling*, for entrances only.

However, for a *development* on a *zoning lot* which is located at the intersection of two *wide streets* and which has linear *street* frontages of 200 feet or more in each direction from the intersection, and for which *building plans* have been filed with the Department of Buildings prior to August 1, 1981 for a complying building under the current provisions of the Zoning Resolution and these plans have been subsequently amended to comply with the provisions set forth herein within 30 days after the effective date of this amendment, the aggregate length of all recesses at the level of any *story* may be as long as 50 percent of the length of the sum of the lengths of both mandatory front building walls. The depth of 35 percent of such recesses may exceed 10 feet, and such recesses are permitted 16 feet or more away from the intersection of two *street lines*. Front wall openings are permitted for other than entrances.

(2) Residential Requirements:

Where a *development* or *enlargement* contains *residential uses*, there shall be no more than 1 *room* for every 300 square feet of gross *residential floor area*, and the *lot area* requirements of Sections 23-20 and 35-41 shall not apply.

(3) Plaza or Arcade Bonus

Notwithstanding any other provisions of the Resolution, no *plaza* or *arcade* bonuses shall be permitted on a *zoning lot* containing such *developments* or *enlargements*.

(4) Ground Floor Commercial

Where a *development*, *enlargement* or change of *use* fronting on a *wide street* is located in a *commercial district*, *uses* on the ground floor or within 5 feet of *curb level* shall be limited to permitted non-residential *uses*, except lobby space.

However, the provisions of this section shall not apply; to any development or enlargement for which the City Planning Commission has granted a special permit pursuant to Section 74-95 (Housing Quality); [nor shall it apply] to any developments or enlargements located within the Special Lincoln Square District or within the Westside Urban Renewal Area excluding frontages

along Central Park West; or to the block bounded by Frederick Douglass Circle, Cathedral Parkway, Manhattan Avenue, West 109th Street and Central Park West.

On application, the City Planning Commission may grant special authorization for minor modifications of the mandatory front wall provisions of this section involving an *enlargement*, upon a developer's showing of compelling necessity. Such authorization, however, may in no event include modification of permitted *floor area* regulations.

Resolution for adoption scheduling April 25, 1984 for a public hearing.

No. 4

CB 9

C 840581 HDM

IN THE MATTER OF a land **disposition** application for **City-owned property** pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission. The property to be disposed of is **located on the easterly side of Amsterdam Avenue between 141st and 142nd Street** (Block 2058, Lot 1).

This disposition application was submitted by the Department of Housing Preservation and Development on January 25, 1984.

Resolution for adoption scheduling April 25, 1984 for a public hearing.

No. 5

CB 7

C 840520 ZSM

IN THE MATTER OF an application, pursuant to Section 74-95 of the Zoning Resolution, for the **grant of a special permit involving Housing Quality**, to modify height and setback, open space, and exclusion from floor area of recreation space requirements for a proposed 11 story residential building on property located south of 68th Street between Central Park West and Columbus Avenue, Borough of Manhattan.

This application is substantially the same as that certified on October 31, 1983 and approved at the City Planning Commission Public Hearing on February 1, 1984. Some changes in this application include a reduction in height on the rear facade, a corresponding increase in height on the front facade, relocation of laundry facilities and changes in fenestration on both facades. Because the increase in height on the front facade caused a penetration of the sky exposure plane, a new application was required.

Resolution for adoption scheduling April 25, 1984 for a public hearing.

Nos. 6, 7, and 8

[Proposed sixth amendment to the Washington Street Urban Renewal Plan and related land disposition to facilitate the construction of office space and a school.]

No. 6

CB 1

C 840558 HUM

IN THE MATTER OF the **Sixth Amended Washington Street Urban Renewal Plan**, pursuant to Article 15 of the General Municipal (Urban Renewal) Law of New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed amendment provides for the change in land use from residential to commercial community facility for Site 1. Site 1 consists of the property bounded by Hubert Street, Greenwich Street, Nathaniel Moore Street and West Street, and includes the beds of Washington Street, as formerly mapped, between Nathaniel Moore and Hubert Streets and Beach Street, as formerly mapped, between West and Greenwich Streets.

The proposed amendment would **facilitate the construction of office space on Site 1.**

This application was submitted by the Department of Housing Preservation and Development on January 25, 1984.

Resolution for adoption scheduling April 25, 1984 for a public hearing.

No. 7

CB 1

C 840559 HDM

IN THE MATTER OF the disposition of City-owned property, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review procedure as adopted by the City Planning Commission.

The property proposed for disposition is the area bounded by Hubert, Greenwich, Nathaniel Moore and West Streets (Tax Block 186, Lots 1 and 24, and Block 216, Lots 1 and 16). The beds of Washington Street, as formerly mapped, between Hubert and Nathaniel Moore Streets, and Beach Street, as formerly mapped, between West and Greenwich Streets are included. The property comprises site 1 of the Washington Street and Urban Renewal Area and is proposed to be disposed to Shearson/American Express Inc. for office use.

This disposition application was submitted by the Department of Housing Preservation and Development on January 25, 1984.

Resolution for adoption scheduling April 25, 1984 for a public hearing.

No. 8

CB 1

C 840550 HDM

IN THE MATTER OF the disposition of an easement through City-owned property, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The easement proposed for disposition is an irregular parcel 7122 sq. ft. in area located on the northerly side of Chambers Street between West and Greenwich Streets extending northerly generally over the bed of Washington Street as formerly mapped to its approximate intersection with Duane Street as formerly mapped (Block 142, Part of Lot 1). The easement is located in Site 4 of the Washington Street Urban Renewal Area and comprises that portion of the site containing a pedestrian rampway which extends from Chambers Street to an elevated pedestrian walkway which continues northerly generally over the bed of Washington Street between the Borough of Manhattan Community College and the Independence Plaza housing project. The easement is proposed to be disposed to the New York State Dormitory Authority, which has constructed the rampway and will maintain it and continue it in its current condition, pursuant to the Washington Street Urban Renewal Plan as last amended.

This application was submitted by the Department of Housing Preservation and Development on January 23, 1984.

Resolution for adoption scheduling April 25, 1984 for a public hearing.

 No. 9

CB

N 840556 ZRM

IN THE MATTER OF various amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York relating to Article XI, Chapter 1, as follows:

Matter in **Bold Type** is new;

Matter in brackets [], is old, to be deleted;

Matter in *italics* is defined in Section 12-10

Article XI
Special Purpose Districts
(continued)

Chapter 1 Special Lower Manhattan Mixed Use District

†111-00 GENERAL PURPOSES

The Special District established in this Resolution is designed to promote and protect public health, safety, and general welfare. These general goals include, among others, the following specific purposes:

- (a) To retain adequate wage, job producing stable industries within Lower Manhattan;
- (b) To protect light manufacturing and to encourage stability and growth in Lower Manhattan by permitting light manufacturing and controlled residential uses to co-exist where such uses are deemed compatible;
- (c) To provide a limited new housing opportunity of a type and at a density appropriate to this industrial zone;
- (d) To insure the provision of safe and sanitary housing units in converted buildings;
- (e) To promote the most desirable use of land and building development in accordance with the Plan for Lower Manhattan as adopted by the City Planning Commission.

111-01 DEFINITIONS

For purposes of this Chapter, matter in italics is defined in Section 12-10 (definitions) and in Section 111-01 (Definitions).

Special Lower Manhattan Mixed Use District (repeated from Section 12-10)

The Special Lower Manhattan Mixed Use District is a Special Purpose District designated by the LETTERS "LMM," in which special regulations set forth in Article XI Chapter 1 apply. The LMM District and its regulations supplement or supersede those of the districts on which it is superimposed.

Loft Dwelling (Repeated from Section 12-10).

A "loft dwelling" is a *dwelling unit* in the Special Lower Manhattan Mixed Use District, in a *building* designed for non-residential use erected prior to December 15, 1961. Regulations governing *loft dwellings* are set forth in Article XI Chapter 1 (Special Lower Manhattan Mixed Use District).

Joint Living-Work Quarters for Artists (Repeated from Section 12-10)

A “joint living-work quarters for artists” consists of one or more *rooms* in a non-residential building, on one or more floors, which are arranged and designed for use by, and are used by not more than four non-related *artists*, or an *artist* and his family maintaining a common household, with lawful cooking space and sanitary facilities including the requirements of the Housing Maintenance Code, and including adequate working space reserved for the *artist* or *artists* residing therein. An *artist* is a person so certified by the New York City Department of Cultural Affairs. Regulations governing *joint living-work quarters for artists* are set forth in Section 42-14D (Use Group 17—Special Uses), 43-17 (Special Provisions for Joint Living-Work Quarters for Artists), 74-78 (Conversion of Non-Residential Buildings) and 42-141 (Modification by certification of the City Planning Commission of *uses* in M1-5A and M1-5B Districts), and Article XI Chapter 1 (Special Lower Manhattan Mixed Use District).

111-02 GENERAL PROVISIONS

The provisions of this Chapter shall apply to all *developments, enlargements, extensions, alterations, accessory uses, open and enclosed*, and changes in *uses* within the special district.

Loft Dwellings and *joint living-work quarters for artists* are permitted *uses* within the Special District, and are subject to the *bulk* requirements of Section 111-11 (Bulk Regulations for Buildings Containing Loft Dwellings or Joint Living-Work Quarters for Artists).

Except as modified by the express provisions of the District, the regulations of the underlying districts remain in effect.

111-03 DISTRICT MAP

The District Map for the Special Lower Manhattan Mixed Use District (Appendix A) identifies specific areas comprising the Special District in which special Zoning regulations carry out the general purposes of the Special Lower Manhattan Mixed Use District. These areas are as follows:

Area [A] A1—General Mixed Use Area

Area A2—Limited Mixed Use Area (Commercial and Residential Uses)

Area A3—Limited Mixed Use Area (Commercial and Residential Uses)

Area B₁—Limited Mixed Use Area

Area B₂—Limited Mixed Use Area

111-10 SPECIAL USE REGULATIONS

†111-101

LOCATION OF PERMITTED USES IN BUILDINGS CONTAINING LOFT DWELLINGS OR JOINT LIVING-WORK QUARTERS FOR ARTISTS.

- (a) Within Area A1, *loft [Loft] dwellings and Joint living-work quarters* for artists are not permitted below the floor level of the [third] second story.
- (b) Within Areas A2 and A3, *dwelling units or loft dwellings* are not permitted below the floor level of the second story.
- (c) Within Areas B1 and B2, *loft dwellings and joint living-work quarters for artists* are not permitted below the floor level of the third story.

111-102

Use Restrictions

Except in Areas A2 and A3, [Use] use of the ground floor in *buildings* constructed prior to March 10, 1976 shall be restricted to uses listed in Use Groups 7, 9, 11, 16, 17a, 17b, 17c, or 17e, except that

- (a) In *buildings* having frontage on Chambers Street, Greenwich Street, West Street, Hudson Street, West Broadway or Canal Street, ground floor *uses* shall be permitted in conformance with the underlying districts, or
- (b) Where such *use* occupied the ground floor of a *building* prior to March 10, 1976, ground floor *uses* shall be permitted in conformance with the underlying districts.

111-103

Additional Use Restrictions [in Area B₁ and B₂.]

- (a) Within Areas A2 and A3, for all *developments* or *enlargements*, *extensions*, or *changes of use*, *uses* located on the ground floor level, or within 5 feet of *curb level*, shall be limited to *uses* in Use Groups 5 through 12.
- (b) Within Area B₁ and Area B₂ *loft dwellings* and *joint living-work quarters for artists* shall be permitted in *buildings* where the *lot coverage* is less than 5,000 square feet. *Loft dwellings* and *Joint living-work quarters for artists* shall be permitted in other *buildings* or other *structures* only by special permit of the City Planning Commission pursuant to Section 74-782 (Special Permit).

However, within the Area B1 bounded by Thomas Street, Hudson Street, Jay Street, Greenwich Street, North Moore Street, West Broadway, White Street, and the eastern boundary of the LMM Special District, *loft dwelling units* or *joint living-work quarters for artists* above the level of the second floor, which the Chairman of the City Planning Commission determines were occupied on March 1, 1984 shall be a permitted *use*, provided that a complete application for a determination of occupancy is filed by the owner of the *building* or the occupant of a *dwelling unit* in such *building* not later than (six months after the effective date of this amendment). For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of *residential occupancy* on March 1, 1984 shall be deemed to permit *residential use* as-of-right for such *loft dwelling units* or *joint living-work quarters for artists*.

111-104

Special Provisions for [Area B₂] Areas A2, A3 and B2

(a) Area A2

The regulations applicable to a C6-3 District shall apply to all new *developments* and *enlargements*, except as set forth herein.

1. Maximum floor area ratio

No *floor area* bonuses shall be permitted in Area A2.

The maximum *floor area ratio* permitted shall be 7.52. In no case shall the *floor area ratio* of the *commercial portion* of the *building* be more than 6.0.

2. Open space and lot coverage regulations

The *open space* and *lot coverage* regulations of Article II, Chapter 3, and Chapter 4, and Article III, Chapter 5 are not applicable. In lieu thereof, the maximum permitted *lot coverage* on a *zoning lot* shall not exceed 80 percent of the *lot area*. However, any permitted obstructions on a *zoning lot* pursuant to Sections 23-44, 24-12 or 33-23 shall not count as *lot coverage*.

3. Lot area per room regulations

The *lot area per room* regulations of Article II, Chapter 3 and Chapter 4, and Article III, Chapter 5 are not applicable. In lieu thereof, the minimum required *lot area per dwelling unit* shall be 100 square feet.

4. *Yard and court regulations*

The *yard and court* regulations of a C6-3 District shall apply except that on a *through lot* the provisions of paragraphs (b) and (c) in Sections 23-533, 24-382 (Required Rear Yard Equivalents) and Section 23-71 (Minimum Distance between Buildings on a Single Zoning Lot) shall not apply. On any single *zoning lot* within Area A2, if a *development or enlargement* results in two or more *buildings* or portions of *buildings* detached from one another at any level, such *buildings* or portions of *buildings* shall at no point be less than eight feet apart.

5. *Height factor, front height and setback regulations*

The *height factor* and front height and setback regulations of a C6-3 District shall not apply. Also, the alternate front setback and tower regulations are not applicable. In lieu thereof, front *building* walls are required to be built for the full length of the *front lot line* on *wide* and *narrow streets*, as provided below. Along *wide streets*, there shall be a mandatory front *building* wall built at the *front lot line* which shall rise for a minimum of 60'-0" above *curb level* and to a maximum of 100 feet above *curb level*. However, the overall average height of the mandatory front *building* wall along a *wide street* shall be no less than 85'-0" above *curb level*. These mandatory front *building* wall requirements shall also apply to all *developments* or *enlargements* along *street lines* of *narrow streets* within 80 feet of their intersection with the *street lines* of *wide streets*. Notwithstanding the above requirements, for the 25 feet of a *zoning lot* along a *narrow street* furthest from the intersection with a *wide street*, the height of the *street wall* shall not be greater than 60'-0" above *curb level*, or the height of the adjacent *building*, whichever is greater. In addition to the above requirements, the remainder of the mandatory front *building* wall along a *narrow street* shall extend at the *street line* for a height no less than 60'-0" above *curb level*, and no more than 85'-0" above *curb level*. Recesses in all such mandatory front *building* walls for architectural or decorative purposes are permitted, at any *story* above the level of the second *story* ceiling, to the amount of 25 percent of the aggregate area of the wall at each *story*, provided the depth of any such recess does not exceed 10 feet.

6. *Curb cuts*

Curb cuts shall not be permitted on Greenwich Street, Murray Street, and Chambers Street.

(b) *Area A3*

The regulations applicable to a C6-4 District shall apply to all new *developments* and *enlargements*, except as set forth herein.

1. *Maximum floor area ratio*

No *floor area* bonuses shall be permitted.

2. *Lot area per room regulations*

The *lot area per room* regulations of Article II, Chapter 3 and Chapter 4, and Article III, Chapter 5 are not applicable. In lieu thereof, the minimum required *lot area per dwelling unit* shall be 75 square feet.

No density or *lot area* bonuses shall be permitted.

3. *Yard and court regulations*

The *yard and court* regulations of a C6-4 District shall apply except that on a *through lot* the provisions of paragraphs (b) and (c) in Sections 23-533, 24-382, 33-283 (Required Rear Yard Equivalents) and Section 23-71 (Minimum Distance between Buildings on a Single Zoning Lot) shall not apply. On any single *zoning lot* within Area A3, if a *development or enlargement* results in two or more *buildings* or portions of *buildings* detached from one another at any level, such *buildings* or portions of *buildings* shall at no point be less than eight feet apart.

4. Front height and setback regulations

The front height and setback and the alternate front setback regulations of a C6-4 District shall not apply. In lieu thereof, front building walls are required to be built for the full length of the front lot line on wide and narrow streets, as provided below. Along Murray Street, the mandatory front building wall shall be built parallel to the street line, but with an initial setback at the ground, of 10 feet from the street line. Such building wall shall rise for a minimum of 85'-0" above the curb level and a maximum of 125'-0" above curb level. Along all wide streets and narrow streets, except Murray Street, there shall be a mandatory front building wall built at the front lot line which shall rise for a minimum of 85'-0" above curb level and a maximum of 125 feet above curb level. Recesses in such mandated front building walls for architectural or decorative purposes are permitted, at any story above the level of the second story ceiling, to the amount of 25 percent of the aggregate area of the wall at each story, provided the depth of any such recess does not exceed 10 feet. At the height of 125'-0" above curb level, there shall be a minimum setback, from the plane of the mandatory front building wall, of 10 feet on wide streets, and fifteen feet on narrow streets, except on Park Place. At the height of 165'-0" above curb level, the development or enlargement shall follow the bulk regulations of the underlying C6-4 zoning district.

5. Curb cuts and loading requirements

New developments or enlargements must be served by drive-through loading facilities. Curb cuts shall not be permitted on Greenwich Street and Murray Street.

(c) Area B₂

In area B₂ except as modified by the express provisions of this chapter, the underlying district regulations are superseded and replaced by the regulations applicable in M2-4 districts.

111-11 BULK REGULATIONS FOR BUILDINGS CONTAINING LOFT DWELLINGS OR JOINT LIVING-WORK QUARTERS FOR ARTISTS

Joint living-work quarters for artists located within the district shall comply with all the bulk regulations of this section applicable to loft dwellings.

111-111

Loft Dwelling Requirements

- (a) All loft dwellings shall have one or more windows which open into a street or a yard of 30 feet minimum depth.
- (b) The minimum floor area contained within a loft building shall be not less than 2,000 s.f., except that:
 - (i) where a loft dwelling occupies the entire usable area of a floor there shall be no minimum floor area; or
 - (ii) where a loft dwelling has a minimum clear width of 14 feet throughout and has windows opening onto both a street and a yard which has a depth of 10 percent of the depth of the loft dwelling there shall be no minimum floor area; or
 - (iii) where the ratio in a loft dwelling of the window area opening onto a street or a yard of 30 feet minimum depth to the floor area contained within the loft dwelling exceeds 5 percent, the minimum floor area contained within the loft dwelling may be reduced by 200 s.f. for each additional percent, to a ratio of 10%; or
 - (iv) where the ratio in a loft dwelling of the window area opening onto a street or a yard of 30 feet minimum depth to the floor area contained within the loft dwelling equals or exceeds 10 percent, there shall be no minimum floor area.

- (c) In no event shall the number of *loft dwellings* exceed one per 1,000 s.f. of *floor area* devoted to *loft dwellings*.
- †(d) No *building* containing *loft dwelling* shall be *enlarged*, except that mezzanines constructed pursuant to Chapter 26 of the Administrative Code shall be allowed within individual *loft dwellings*, provided that the gross *floor area* of each mezzanine does not exceed 33½ percent of the *floor area* contained within such *loft dwelling*. Such mezzanines are permitted only in *buildings* with an existing *floor area ratio* of 12 or less, and only between existing floors that are to remain.

No mezzanine shall be included as *floor area* for the purpose of calculating the minimum required size of a *loft dwelling* or for calculating *floor area* devoted to *loft dwellings*.

111-112

Open Space Equivalent

At least 30 percent of the gross roof area of a *building* containing 15 or more *loft dwellings* shall be *developed* for recreational *use*.

For each additional *loft dwelling*, 100 square feet of additional roof area shall be *developed* for recreational *use* up to a maximum of 50 percent of the gross roof area. This recreational area shall be accessible to all the occupants of said *loft dwellings* and their guests for whom no fees are charged.

111-20 MINOR MODIFICATIONS

111-201

The requirements of Section 111-101 relating to location of *loft dwellings* or *joint living-work quarters for artists* below the floor level of the third *story* of a *building* and Section 111-102 relating to *use* restrictions in floor area on the ground floor may be modified provided that the Commissioner of Buildings certifies that

- (a) The requirements of Section 111-101 relating to location of *loft dwellings* or *joint living-work quarters for artists* below the floor level of the third *story* of a *building* may be modified provided that the Chairman of the City Planning Commission determines that such *floor area*
- (i) has been vacant since March 10, 1976, or
 - (ii) was occupied as a *loft dwelling* or *joint living-work quarters for artists* on September 1, 1980.

A complete application for minor modification under this provision shall be filed not later than June 21, 1983. Such application may be filed by the owner of the *building* or the occupant of the *floor area* for which such modification is requested. For the purposes of Article 7C of the New York Multiple Dwelling Law, such determination of occupancy shall be deemed to permit residential use as-of-right for such *loft dwelling* or *joint living-work quarters for artists*.

- (b) The requirements of Section 111-102 relating to *use* restrictions for *floor area* on the ground floor may be modified provided that the Chairman of the City Planning Commission determines that such *floor area*
- (i) has been vacant since March 10, 1976, or
 - (ii) was occupied on September 1, 1980 by a *use* permitted in the underlying district but not otherwise permitted pursuant to the provisions of Section 111-102.

A complete application for minor modification under this provision shall be filed not later than June 21, 1983.

111-202

On application, the Chairman of the City Planning Commission may grant minor modifications to the following provisions of this chapter:

- (a) The requirements of Section 111-101 relating to location of *loft dwellings* or *joint living-work quarters for artists* below the floor level of the third *story* of a *building in Areas B1 and B2*, and Section 111-102 relating to *use* restrictions in floor area on the ground floor may be modified provided that the Chairman of the Commission finds that the owner of the space has made a good faith effort to rent such space to a mandated use at fair market rentals. Such efforts shall include but not be limited to: advertising in local and city wide press, listing the space with brokers, notifying the New York City Office of Economic Development and informing local and city wide industry groups. Such efforts shall have been actively pursued for a period of no less than six months for buildings under 3600 sq. ft. and one year for buildings over 3600 sq. ft. prior to the date of the application.
- (b) The requirements of Section 111-111 relating to *loft dwellings* may be modified provided that the Chairman of the Commission has administratively certified to the Department of Buildings that the design of the *loft dwellings* or *joint living-work quarters for artists* provides sufficient light and air to allow minor modifications of these provisions.
- (c) The requirements of Section 111-112 relating to *roof top open space* may be modified provided that the Chairman of the Commission has administratively certified to the Department of Buildings that the roof either is *unsuited for open space use* or *cannot be made suitable for open space use* at reasonable cost.

A developer must send a copy of any request for modification pursuant to this section to the applicable Community Board at least ten days prior to the next regularly scheduled Community Board meeting. If the Community Board elects to comment on such requests it must do so within 30 days of such notification.

111-21 NOTICE OF FILING TO CREATE LOFT DWELLINGS OR JOINT LIVING-WORK QUARTERS FOR ARTISTS

†A duplicate copy of the application for an alteration permit shall be sent to the City Planning Commission by the applicant for information purposes only. No building permit shall be issued by the Buildings Department for such *loft dwellings* or *joint living-work quarters for artists* without the acknowledged receipt of such notice by the City Planning Commission.

111-22 Conversion Contribution

Prior to the issuance of an Alteration Permit for *loft dwellings* or *Joint living-work quarters for artists use*, the owner shall pay a conversion contribution in accordance with the provisions of Article 1, Chapter 5.

111-30

Environmental Conditions for Areas A2 and A3

1. *All developments or enlargements shall be subject to Ambient Noise Quality Zone Regulations. * Uses listed in Use Group 11A shall be subject to the performance standards of an M-1 District.*

- 2 . All new *dwelling units* shall be provided with a minimum 35dB(A) of window wall attenuation in order to maintain an interior noise level of 45dB(A), or less, with windows closed. Therefore, an alternate means of ventilation is required.

*Ambient Noise Quality Zone Regulations for an N-2 District as set forth in the Noise Control Code for the City of New York, Article VI(B).

Resolution for adoption scheduling April 25, 1984 for a public hearing.

**DISTRICT MAP**

Area [A] A1: General Mixed Use Area

AREA A2: Limited Mixed Use Area (Commercial and Residential Uses)

AREA A3: Limited Mixed Use Area (Commercial and Residential Uses)

AREA B1: LIMITED MIXED USE AREA

AREA B2: LIMITED MIXED USE AREA

No. 10**CB 1****C 840557 ZMM**

IN THE MATTER OF a zoning change pursuant to Sections 197-c and 200 of the New York City Charter, involving an **amendment of the zoning map, Sections 12a and 12b; within the Special Lower Manhattan Mixed Use District:**

- a) changing from an M1-5 district to a C6-3 district property bounded by the center line of Greenwich Street, the center line of Reade Street, a line perpendicular thereto 125 feet east of the corner formed by the intersection of the easterly line of Greenwich Street and the southerly line of Reade Street, the center line of Chambers Street, a line perpendicular thereto 125 feet east of the corner formed by the intersection of the easterly line of Greenwich Street and the southerly line of Chambers Street, the center line of Warren Street, a line perpendicular thereto 125 feet east of the corner formed by the intersection of the easterly line of Greenwich Street and the southerly line of Warren Street, and the center line of Murray Street; and
- b) changing from an M1-5 district to a C6-4 district property bounded by the center lines of Park Place, Greenwich Street and Murray Street and a line 150 feet west of the westerly line of Church Street; as shown on a diagram dated February 10, 1984.

Resolution for adoption scheduling April 25, 1984 for a public hearing.

NOTICE
CB 1**Borough of Manhattan**

On April 25, 1984 at 10:00 a.m. in City Hall, New York, New York a **public hearing** will be held by the **Department of City Planning** and the **Department of Environmental Protection** to receive comments relating to the **Draft Environmental Impact Statement** concerning the proposed Sixth Amendment to the Washington Street Urban Renewal Plan, related land dispositions (**Cal. Nos. 6, 7, and 8**) and zoning text and zoning map changes (**Cal. Nos. 9 and 10**) to the Lower Manhattan Mixed Use Special District pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

BOROUGH OF THE BRONX

No. 11
CB 8**C 840365 ZSX**

IN THE MATTER OF an application, pursuant to Section 105-433 of the Zoning Resolution, from Simon Katter for the **grant of a special permit** involving alteration of natural features, for construction of single-family house, located West of W. 246th Street, at Henry Hudson Parkway (Tax block 5991, lots 1140 and 1143).

Plans for this proposed special permit are on file with the City Planning Commission and may be seen in Room 1500, 2 Lafayette Street, New York, N.Y.

Resolution for adoption scheduling April 25, 1984 for a public hearing.

No. 12

CB 3

C 840582 HOX

IN THE MATTER OF a federally-aided New York City Housing Authority plan and project, tentatively known as the West Farms Road-Freeman Street Area Rehab, pursuant to Section 150 of the Public Housing Law of New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedures.

The proposed 84 dwelling unit rental housing project for low income families involves the rehabilitation of a six story building at 1315-1323 West Farms Road. The properties within the South Bronx Urban Renewal Area comprise the following:

Property on westerly side of West Farms Road, between Freeman and Jennings Street, (Block 3007, lot 36).

This plan and project was submitted by the New York City Housing Authority on January 25, 1983.

Resolution for adoption scheduling April 25, 1984 for a public hearing.

No. 13

CB 3

C 840604 HAX

IN THE MATTER OF an application relating to the disposition of a building, pursuant to the Urban Development Action Area Act, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

Approval of three separate matters is required:

1) The designation of City-owned property located:

Address	Block	Lot
1315-23 W. Farms Rd.	3007	36

2) An Urban Development Action Area Project for such property:

3) The disposition of such property to a developer to be selected by the New York Housing Authority.

This application was submitted by the Department of Housing Preservation and Development on February 3, 1984.

Resolution for adoption scheduling April 25, 1984 for a public hearing.

No 14

CB 3

C 840583 HOX

IN THE MATTER OF a Federally-aided New York City Housing Authority plan and project, tentatively known as the West Farms Road-Westchester Avenue area Rehab, pursuant to Section 150 of the Public Housing Law of New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure.

The proposed 152 dwelling unit rental housing project for low income families involves the rehabilitation of a six story building at 1000 East 167th Street, 1203 and 1209 Westchester Avenue. The project is within the South Bronx Urban Renewal Area and comprises the following:

Property on a part of the block bounded by West Farms Road, East 167th Street, Bryant Avenue, Westchester Avenue and Hoe Avenue (block 2751, lots 15, 30 and 33).

This plan and project was submitted by the New York City Housing Authority on January 25, 1984.

Resolution for adoption scheduling April 25, 1984 for a public hearing.

No. 15

CB 3

C 840603 HAX

IN THE MATTER OF an application relating to the disposition of a building, pursuant to the Urban Development Action Area Act, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

Approval of three separate matters is required:

1) The **designation of City-owned property** located:

Address	Block	Lot
100 E. 167th St.	2751	15
1203 Westchester Ave.	2751	33
1209 Westchester Ave.	2751	30

2) An **Urban Development Action Area Project** for such property:

3) The **disposition of such property** to a developer selected by the New York Housing Authority.

This application was submitted by the Department of Housing Preservation and Development on February 3, 1984.

Resolution for adoption scheduling April 25, 1984 for a public hearing.

II. PUBLIC HEARINGS

BOROUGH OF QUEENS

No. 16

CB 3,4,7,10,11,12,13,14

C 840476-483 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the **disposition of 36 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP #	COM. BOARD	NO. OF PARCELS	
840476 PPQ	3	5	
840477 PPQ	4	3	
840478 PPQ	7	3	
840479 PPQ	10	3	
840480 PPQ	11	3	Withdrawn
840481 PPQ	12	1	
840482 PPQ	13	11	
840483 PPQ	14	7	

A list and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On March 7, 1984 Cal. No. 21, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 17

CB 10

C 840519 PPQ

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of the following City-owned property:**

Block	Lot	Location	Size	Type of Property
14243	1113,	Southwest corner of	34' x 237'	Unimproved
	1114,	102nd St. and		
	1116,	163rd Ave.		

(On March 7, 1984, Cal. No. 22, the Commission scheduled April 4, 1984, for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF MANHATTAN

No. 18**CB 3****C 840450 PPM****PUBLIC HEARING:**

IN THE MATTER OF an application by the Division of Real Property for the **disposition of one City-owned property**, pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
840450 PPM	3	345	8	166 Attorney Street

(On March 7, 1984 Cal. No. 23, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 19
CB 9**C 840409 HOM****PUBLIC HEARING:**

IN THE MATTER OF a **New York City Housing Authority Plan and Project**, pursuant to Section 150 of the New York State Public Housing Law and the Uniform Land Use Review Procedure.

The proposed project, tentatively known as the Manhattanville II Rehabilitation, Phase II, would contain 100 dwelling units for low-income families on property as follows:

Address	Block	Lot
625 West 135th St.	2002	14
519 West 135th St.	1988	90
521 West 134th St.	1988	14
517 West 134th St.	1988	18
1523 Amsterdam Ave.	1988	106
1524 Amsterdam Ave.	1988	105

This plan and project application was submitted by the New York City Housing Authority on June 6, 1983.

(On March 7, 1984 Cal. No. 24, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 20

CB 9

C 840506 HAM

PUBLIC HEARING:

IN THE MATTER OF an application relating to the disposition of a building, pursuant to the Urban Development Action Area Act, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

Approval of three separate matters is required:

- 1) **The designation of City-owned property as an Urban Development Action Area** located as follows:

Address	Block	Lot
625 West 135th St.	2002	14
519 West 135th St.	1988	90
521 West 134th St.	1988	14
517 West 134th St.	1988	18
1528 Amsterdam Ave.	1988	106
1524 Amsterdam Ave.	1988	105

The proposed project, tentatively known as the Manhattanville II Rehabilitation, Phase II, would contain 100 dwelling units for low-income families.

- 2) An Urban Development Action Area Project for such property,
 3) **The disposition** of such property to a Turnkey developer to be selected by the New York City Housing Authority.

This application was submitted by the Department of Housing Preservation and Development on December 22, 1983.

(On March 7, 1984, Cal No. 25, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 21

CB 3 and 6

C 830150 GFM

[Renewal of consent to maintain and use a sloped utility bridge spanning diagonally northwesterly across East 14th Street rising from the southeast corner of Avenue D.]

PUBLIC HEARING:

IN THE MATTER OF an application by Consolidated Edison for a 10 year renewal of a **revocable consent** to continue to maintain and use a sloped bridge (approximately 129 feet long for that portion above East 14th Street by 15.7 feet wide by 18 feet high, 154.5 feet above the center of the Street) with approximately 20% fenestration of side walls, rising diagonally across the street at an angle of 18 34' in a northwesterly direction connecting the set-back Mill House Tower on the southeast corner at Avenue D with the generating plant on the north side of East 14th Street, for the purpose of conveying coal and other services through pipes and wires between the connected structures, Community Planning District Numbers 3 and 6, Borough of Mahattan.

(On March 7, 1984, Cal No. 26, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 22
CB 3**C 840095 ZSM****CONTINUED PUBLIC HEARING:**

IN THE MATTER OF a request for a **special permit** pursuant to Section 13-461 (Accessory off-street parking spaces) in order to allow the construction of additional on-site enclosed and unenclosed parking spaces, to serve the Pathmark Supermarket to be located between Pike Slip, South Street and Cherry Street within the Two Bridges Urban Renewal area.

(On February 22, 1984, Cal. No. 15, the Commission scheduled March 7, 1984 for a public hearing. On March 7, 1984, Cal. No. 46, the hearing was continued to April 4, 1984.)

Close the hearing.

No. 23
CB 8**C 840213 ZSM****CONTINUED PUBLIC HEARING:**

IN THE MATTER OF an application, pursuant to Section 74-95 of the Zoning Resolution, from Haseko (New York) Inc, (124-East 79th Street, Partnership) for the **grant of a special permit** involving Housing Quality, to modify height and setbacks, floor area and zoning room requirements for a 67 unit housing project proposed to be built on property located at 124-128 East 79th Street (Block 1413, Lots 61 and 62).

Plans for this proposed special permit are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York, N.Y. 10007-1363.

(On February 22, 1984, Cal. No. 12, the Commission scheduled March 7, 1984 for a public hearing. On March 7, 1984, Cal. No. 43, the hearing was continued to April 4, 1984.)

Close the hearing.

BOROUGH OF STATEN ISLAND

No. 24**CB 1, 2, 3****C 840484-486 PPR****PUBLIC HEARING:**

IN THE MATTER OF an application by the Division of Real Property for the **disposition of 4 City-owned properties** in the Borough of Staten Island pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
840484 PPR	1	45	43	137 Hendricks Avenue
		1157	28	South east corner of Housman Ave. and LaSalle Street.

840485 PPR	2	3294	52	North side of Delaware Avenue 550 feet west of Beal Street
840486 PPR	3	6393	3	East side of Lipsett Ave., 44 feet south of Oceanview Ave.

(On March 7, 1984, Cal. No. 27, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 25

CB 2

C 800998 ZMR

PUBLIC HEARING:

IN THE MATTER OF a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an **amendment of the Zoning Map**, Section No. 27b, changing from an R1-2 and R2 Districts to an R3-2 District property bounded by Richmond Road, Enfield Place, DiMarco Place, a line 225 feet easterly of the northerly prolongation of the westerly street line of Milburn Street, a line 225 feet northerly of DiMarco Place, a line 25 feet easterly of the northerly prolongation of the westerly street line of Milburn Street, a line 270 feet northerly of the northerly street line of DiMarco Place, a line 175 feet easterly of Rockland Avenue, the southerly boundary line of High Rock Park and its easterly prolongation, the easterly street lines of Luigi Court and Di Marco Place and their northerly and southerly prolongations, a line 150 feet northerly of Richmond Road, and a line 150 feet easterly of Enfield Place as shown on a diagram dated January 9, 1984.

(On March 7, 1984, Cal. No. 28, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 26

CB 2

C 840349 ZSR

PUBLIC HEARING:

IN THE MATTER OF an application, pursuant to Section 78-312 (Large Scale Residential Development) for a **special permit** to authorize the reduction of the required rear yard from 30 feet to 20 feet within a large scale residential development containing 116 dwelling units located at 3117 Richmond Road at Enfield Place.

(On March 7, 1984, Cal. No. 29, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 27

CB 2

C 801016 MMR

PUBLIC HEARING:

IN THE MATTER OF a map modification showing the elimination of the lines and grades of ENFIELD PLACE from Dimarco Place to a point 120 feet west of Summit Avenue, the elimination of the lines and grades of LUIGI COURT and DIMARCO PLACE from Enfield Place to their easterly termini, the establishment of an addition to HIGH ROCK PARK and the discontinuance and closing of a section of ENFIELD PLACE, in accordance with Map No. 4045, dated June 16, 1983 and signed by the Borough President and the Commissioner of Parks.

(On March 7, 1984, Cal. No. 30, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF THE BRONX

No. 28

CB 1, 2, 3, 4, 6, 8, 12

C 840451-457 PPX

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of 27 City-owned properties, pursuant to Section 197-c of the New York City Charter.

ULURP #	COM. BOARD	NO. OF PARCELS
840451 PPX	1	4
840452 PPX	2	2
840453 PPX	3	3
840454 PPX	4	5
840455 PPX	6	9
840456 PPX	8	1
840457 PPX	12	3

A list and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On March 7, 1984, Cal. No. 31, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

BOROUGH OF BROOKLYN

No. 29

CB 17

C 840396 PPK

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of one City-owned property pursuant to Section 197-c of the New York City Charter.

ULURP #	C.B.	Block	Lot	Location
840396 PPK	17	4994	19	East side of Nostrand Avenue, 340 feet north of Farragut Road.

(On March 7, 1984, Cal. No. 2, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Withdrawn.

No. 30

CB 16

C 840441 HDK

PUBLIC HEARING:

IN THE MATTER OF of the disposition of City-owned properties pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed disposition relates to parcels in the Central Brooklyn Urban Renewal Plan to be developed with single family homes for moderate income homeowners, tentatively known as the Nehemiah Plan development.

The City is to contribute \$10,000, toward a purchase price of up to \$50,000. This application constitutes a portion of the first phase of 250 homes. Included is the former New Lots Playground.

The properties to be disposed of are as follows:

Address	Block	Lot
333 Riverdale Ave.	3811	45
407 Christopher Ave.	3812	9
405 Christopher Ave.	3812	10
403 Christopher Ave.	3812	11
480 Junius St.	3814	45
557 Powell St.	3831	1
551 Powell St.	3831	4
545 Powell St.	3831	6
538 Powell St.	3831	9
525 Powell St.	3831	12
521 Powell St.	3831	15
515 Powell St.	3831	18
509 Powell St.	3831	21
503 Powell St.	3831	23
Entire Blk.	3829	1

This application was submitted by the Department of Housing Preservation and Development on December 7, 1983.

(On March 7, 1984, Cal. No. 3, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 31
CB 1**C 830881 HDK****PUBLIC HEARING:**

IN THE MATTER OF the disposition of City-owned property, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure.

The property proposed for disposition, block 3089, lot 35 and part of lot 34, comprises site 7 within the Lindsay-Bushwick Urban Renewal Area. It is to be disposed of to the New York City Housing Authority, which will construct a parking garage for maintenance vehicles immediately adjacent to the site.

This application was submitted by the Department of Housing Preservation and Development on August 12, 1983 and December 22, 1983.

(On March 7, 1984, Cal. No. 4, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 32
CB 6**C 840498 HAK****PUBLIC HEARING:**

IN THE MATTER OF of an application relating to the disposition of City-owned properties pursuant to the Urban Development Action Area Act, the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

Approval of three separate matters is requested:

- 1) The designation as an Urban Development Action Area of City-owned property.

Address	Block	Lot
649-661 Warren Street	934	47
623 Warren Street	934	66
621 Warren Street	934	19
		(part of)
646 Warren Street	934	16

- 2) An Urban Development Action Area Project for such property.
- 3) The disposition of such property to a developer selected by the Department of Housing Preservation and Development.

The property is proposed for development of approximately 10 to 20 two or three family homes under the City's Home-ownership Program to provide affordable home ownership opportunities to moderate and middle income families. The program is privately financed, with city and Federal assistance applied to reduce the cost of homes to conform with local market conditions and make housing affordable to a broader range of income groups.

This application was submitted by the Department of Housing Preservation and Development on December 16, 1983.

(On March 7, 1984, Cal. No. 5, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 33

CB 16

C 840665 ZMK

PUBLIC HEARING:

IN THE MATTER OF a zoning change, pursuant to Sections 197-c and 200 of the New York City Charter, involving an amendment of the Zoning Map, Section No. 17d establishing an R6 District within an area bounded by Riverdale Avenue, Sackman Street, Newport Street, and Christopher Avenue (formerly known as New Lots Playground), Borough of Brooklyn, as shown on a diagram dated March 1, 1984.

(On March 7, 1984, Cal. No. 64, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 34

CB 1-18

C 840458-475 PPK

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property for the disposition of 453 City-owned properties pursuant to Section 197-c of the New York City Charter.

ULURP #	COM. BOARD	NO. OF PARCELS
840458 PPK	1	83
840459 PPK	2	9
840460 PPK	3	13
840461 PPK	4	63
840462 PPK	5	33
840463 PPK	6	2
840464 PPK	7	4
840465 PPK	8	84
840466 PPK	9	17
840467 PPK	10	2
840468 PPK	11	3
840469 PPK	12	22
840470 PPK	13	14
840471 PPK	14	6
840472 PPK	15	11
840473 PPK	16	26
840474 PPK	17	41
840475 PPK	18	20

A list and description of the properties can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On March 7, 1984, Cal. No. 6, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 35

CB 16

C 840517 PPK

PUBLIC HEARING:

IN THE MATTER OF an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition** of the following **City-owned property**:

Block	Lot	Location	Size	Type of Property
3522	3	457 Rockaway Ave.	25'x100'	Unimproved
	5	463 Rockaway Ave.	25'x100'	Unimproved

(On March 7, 1984, Cal. No. 20, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 36

CB 3

C 840034 HAK

PUBLIC HEARING:

IN THE MATTER OF an application relating to the **disposition of a building**, pursuant to the Urban Development Action Area Act, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

Approval of three separate matters is required:

- 1) The designation of City-owned property as an Urban Development Action Area located as follows:

Address	Block	Lot
607 Willoughby Ave.	1760	70
609 Willoughby Ave.	1760	69
611 Willoughby Ave.	1760	68
217 Hart Street	1769	72
680 Willoughby Ave.	1769	20
241 Hart Street	1769	64
229 Hart Street	1769	66
225 Hart Street	1769	69

The proposed project, tentatively known as the Bedford-Stuyvesant Phase II Rehabilitation and New Construction, would contain 84 dwelling units for low-income families.

- 2) An Urban Development Action Area Project for such property,
- 3) The disposition of such property to a Turnkey developer to be selected by the New York City Housing Authority.

This application was submitted by the Department of Housing Preservation and Development on July 13, 1983.

(On March 7, 1984, Cal. No. 7, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 37

CB 3

C 840023 HOK

PUBLIC HEARING:

IN THE MATTER OF a New York City Housing Authority Plan and Project, pursuant to Section 150 of the New York State Public Housing Law and the Uniform Land Use Review Procedure.

The proposed project, tentatively known as the Bedford-Stuyvesant Phase II Rehabilitation and New Construction would contain 84 dwelling units for low-income families on property as follows:

Address	Block	Lot
607 Willoughby Ave.	1760	70
609 Willoughby Ave.	1760	69
611 Willoughby Ave.	1760	68
217 Hart Street	1769	72
680 Willoughby Ave.	1769	20
241 Hart Street	1769	64
229 Hart Street	1769	66
225 Hart Street	1769	69

This plan and project application was submitted by the New York City Housing Authority on July 8 and December 9, 1983.

(On March 7, 1984, Cal. No. 8, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 38, 39 and 40

[7th Amendment to the Williamsburg Urban Renewal Plan disposition of City-owned property and an amendment of the Zoning Map.]

No. 38

CB 1

C 840123 HUK

PUBLIC HEARING:

IN THE MATTER OF the 7th amendment to the Williamsburg Urban Renewal Plan, pursuant to Article 15 of the General Municipal (Urban Renewal) Law of New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed 7th amendment to the Williamsburg Urban Renewal Plan provides for land use changes as follows:

As previously approved		as now proposed	
Site #	Land Use	Site #	Land Use
1B	Residential	1C	Commercial and Residential
		1D	Residential
		1E	Residential

A new street is to be mapped northwesterly from Clymer Street to Morton Street as proposed to be mapped. Morton Street is to be mapped southwesterly from Bedford Avenue to a new Street as proposed to be mapped.

5 & 11	Industrial	5A	Park
		5B	Industrial
		5C	Park
7	Park	7A	Residential
		7B	Residential
		7C	Residential

Taylor and Wilson Streets are to be mapped between Wythe and Kent Avenues.

The new parcel boundaries are described below:

- Site 1C** is bounded by Division Avenue, Bedford Avenue, Morton Street (as proposed to be mapped) and the easterly line of parcel 1A.
- Site 1D** is bounded by Morton Street (as proposed to be mapped), Bedford Avenue, Clymer Street, and a new Street (as proposed to be mapped).
- Site 1E** is bounded by Clymer Street, an easterly line of Site 1A and a northerly line of Site 1A, and a new street as proposed to be mapped.
- Site 5A** is bounded by Kent Avenue, Division Avenue, Wythe Avenue and the northerly line of Site 5B.
- Site 5B** is bounded by Kent Avenue, the southerly line of Site 5A, Wythe Avenue and the northerly line of Site 5C.
- Site 5C** is bounded by Kent Avenue, the southerly line of Site 5B; Wythe Avenue and Clymer Street.
- Site 7A** is bounded by Clymer Street, Wythe Avenue, Taylor Street (as proposed to be mapped) and Kent Avenue.
- Site 7B** is bounded by Taylor Street (as proposed to be mapped), Wythe Avenue, Wilson Street (as proposed to be mapped) and Kent Avenue.
- Site 7C** is bounded by Wilson Street (as proposed to be mapped), Wythe Avenue, Ross Street and Kent Avenue.

In addition to the above changes Institutional Uses are expanded to include "Dormitory Facilities affiliated with Religious Institutions."

The urban renewal plan also provides for the establishment of a Williamsburg Cross-Subsidy Fund by the Department of Housing Preservation and Development. The purpose of the fund is to help finance housing and housing related projects for low and moderate income people in the Williamsburg II and Williamsburg Urban Renewal Areas.

This application was submitted by the Department of Housing Preservation and Development on August 16, 1983 and February 6, 1984.

(On March 7, 1984, Cal. No. 9, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 39

CB 1

C 840124 HDK

PUBLIC HEARING:

IN THE MATTER OF the land disposition of City-owned property located within the Williamsburg Urban Renewal Area pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed disposition relates to a privately-financed owner-occupied Low-rise development to be constructed on Sites 7A, 7B and 7C within the Williamsburg Urban Renewal Area. The new development is to be the subject of a Request For Proposal, and will contain an estimated 140 dwelling units in 50 buildings.

The properties comprising the development sites are described below:

- Site 7A** property bounded by Clymer Street, Wythe Avenue, Taylor Street (as proposed to be mapped) and Kent Avenue, (part of block 2171 as formerly mapped). Block 2171, Lots Nos. 1, 4, 7, 10, 11, 12, 13, 14, 16, 18, 29, 52, 54, 55, 56.
- Site 7B** property bounded by Taylor Street (as proposed to be mapped), Wythe Avenue, Wilson Street (as proposed to be mapped) and Kent Avenue. (Part of block 2175 as formerly mapped.) Block 2175, Lot 1.
- Site 7C** property bounded by Wilson Street (as proposed to be mapped), Wythe Avenue, Ross Street and Kent Avenue. (Part of block 2180 as formerly mapped.) Block 2180, Lot 1.

This application was submitted by the Department of Housing Preservation and Development on August 16, 1983 and February 6, 1984.

(On March 7, 1984, Cal. No. 10, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

 No. 40

CB 1

C 840125 ZMK

PUBLIC HEARING:

IN THE MATTER OF a zoning map change, pursuant to Section 197-c and 200 of the New York City Charter, involving an **amendment of the Zoning Map**. Section No. 12d, from an existing M1-2 to R6 District on property bounded by Clymer Street, Wythe Avenue, Ross Street and Kent Avenue, as shown on a diagram dated February 6, 1984, which may be seen in Room 1514, 2 Lafayette Street, New York, N.Y.

(On March 7, 1984, Cal. No. 11, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

Nos. 41, 42, 43, 44, 45, 46, 47 and 48

[Designation of the Williamsburg II Urban Renewal Area, acquisition, redevelopment or rehabilitation of properties, disposition of city-owned properties, plan and project and an amendment to the zoning map.]

No. 41

CB 1

N 840154 HGK

PUBLIC HEARING:

IN THE MATTER OF the designation as the Williamsburg II Urban Renewal Area, pursuant to Section 504, Article 15 of the General Municipal Law (Urban Renewal Law) of New York State the area comprised as follows:

Beginning at the corner formed by the intersection of the easterly line of Driggs Avenue with the northerly line of South 8th Street as these streets are laid out on the City Map:

Running thence easterly, along the northerly line of South 8th Street to its intersection with the easterly line of Roebing Street;

Thence southerly, along the easterly line of Roebing Street across the bed of South 9th Street to its intersection with the southerly line of Division Avenue;

Thence westerly, along the southerly line of Division Avenue, and across the bed of Roebing Street, Lee Avenue, Clymer Street, Bedford Avenue, Wythe Avenue to its intersection with the westerly line of Wythe Avenue;

Thence northerly, along the westerly line of Wythe Avenue across the bed of Division Avenue, South 11th Street, South 10th Street, South 9th Street, South 8th Street to its intersection with the prolongation of the northerly line to its intersection with Tax Lot 104, Tax Block 2130;

Thence easterly, along said prolongation and the northerly line of Tax Lot 104, Tax Block 2130, to the easterly line of Tax Lot 104, Tax Block 2130;

Thence southerly, along the easterly line of Tax Lots 104, 4, 3, 2, 1, to the northerly line of South 8th Street;

Thence easterly, along the northerly line of South 8th Street to the westerly line of Tax Lot 26, Tax Block 2130;

Thence northerly, along the westerly line of Tax Lot 26, Tax Block 2130 to the northerly line of Tax Lot 26, Tax Block 2130;

Thence easterly, along the northerly line of Tax Lots 26, 25, Tax Block 2130 to the easterly line of Tax Lot 25, Tax Block 2130;

Thence southerly, along the easterly line of Tax Lot 25, Tax Block 2130 to the northerly line of Tax Lot 21, Tax Block 2130;

Thence easterly, along the northerly line of Tax Lot 21 and across the bed of Berry Street to the northerly line of Tax Lot 39, Tax Block 2131;

Thence continuing easterly, along the northerly line of Tax Lots 39, 38, Tax Block 2131 to the westerly line of Tax Lot 37, Tax Block 2131;

Thence northerly, along the westerly line of Tax Lot 37 to the northerly line of Tax Lot 37, Tax Block 2131;

Thence easterly, along the northerly line of Tax Lots 37, 35, 34, 32, 31, 30, 29, 28, 27, 21 and across the bed of Bedford Avenue to a point on the easterly line of Bedford Avenue;

Thence southerly, along the easterly line of Bedford Avenue to the northerly line of Tax Lot 3, Tax Block 2132;

Thence easterly, along the northerly line of Tax Lot 3, Tax Block 2132 to the northerly line of Tax Lot 1, Tax Block 2132;

Thence northerly, along the westerly line of Tax Lot 1, Tax Block 2132 to the northerly line of Tax Lot 1, Tax Block 2132;

Thence easterly, along the northerly line of Tax Lots 1, 37, 36, 35, 34, 33, 30, to the easterly line of Tax Lot 30, Tax Block 2132;

Thence southerly, along the easterly line of Tax Lot 30, Tax Block 2132, to the northerly line of Tax Lot 25, Tax Block 2132;

Thence easterly, along the northerly line of Tax Lot 25, Tax Block 2132, to the easterly line of Tax Lot 20, Tax Block 2132;

Thence northerly, along the easterly line of Tax Lot 20, Tax Block 2132 to the northerly line of Tax Lot 25, Tax Block 2132;

Thence easterly, along the northerly line of Tax Lot 25, Tax Block 2132 and across the bed of Driggs Avenue to the easterly line of Driggs Avenue;

Thence southerly, along the easterly line of Driggs Avenue to the point or place of beginning, be the aforesaid courses and distances more or less.

The above described area is located in Section 8 of the Kings County Tax Map, City and State of New York.

The following properties are designated as EXCLUDED FROM THE PROJECT (X):

Block: 2137 Lot: 43

(On March 7, 1984, Cal. No. 12, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 42

CB 1

C 840126 HUK

IN THE MATTER OF the Williamsburg II Urban Renewal Plan, pursuant to Article 15 of the General Municipal (Urban Renewal) Law of New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed urban renewal plan provides for the acquisition and redevelopment or rehabilitation of properties on sites listed and described below. (Properties which are privately-owned at the present time, and are to be acquired pursuant to this urban renewal plan, are indicated with an asterisk).

Property on the northerly side of South 8th Street, between Berry Street and Bedford Avenue:

Site 1	Address	Block #	Lot #	Proposed Use
	91 South 8th St.	2131	37	Residential
	93 South 8th St.	2131	38	New Construction
	95 South 8th St.	2131	39	
Site 2	Address	Block #	Lot #	Proposed Use
	101 South 8th St.	2131	32	Residential
	105 South 8th St.	2131	34	Rehabilitation

Property on the northerly side of South 9th Street, between Wythe and Berry Streets:

Site #	Address	Block #	Lot #	Proposed Use
Site 3	*59 South 9th St.	2136	1	Residential
	61 South 9th St.	2136	35	New Construction
	63 South 9th St.	2136	36	
	65 South 9th St.	2136	37	
	*67 South 9th St.	2136	38	
Site 4	Address	Block #	Lot #	Proposed Use
	71 South 9th St.	2136	32	Residential
	*73 South 9th St.	2136	33	New Construction
Site 5	Address	Block #	Lot #	Proposed Use
	79 South 9th St.	2136	29	Residential New Construction
Site 6	Address	Block #	Lot #	Proposed Use
	85 South 9th St.	2136	26	Residential New Construction

Property on the northerly side of South 9th Street between Berry Street and Bedford Avenue:

Site #	Address	Block #	Lot #	Proposed Use
Site 7	91 South 9th St.	2137	44	Residential
	89 South 9th St.	2137	45	Rehabilitation
Site 8	Address	Block #	Lot #	Proposed Use
	95 South 9th St.	2137	41	Residential
	97 South 9th St.	2137	42	New Construction
Site 9	Address	Block #	Lot #	Proposed Use
	442 Bedford Ave.	2137	31	Residential
	*444 Bedford Ave.	2137	32	New Construction
	*113 South 9th St.	2137	33	
	*115 South 9th St.	2137	34	
	111 South 9th St.	2137	35	
	*109 South 9th St.	2137	36	

Property comprising the major portion of the block bounded by South 8th Street, Driggs Avenue, South 9th Street and Bedford Avenue:

Site #	Address	Block #	Lot #	Proposed Use
Site 10	427 Bedford Ave.	2138	1	Residential
	*425 Bedford Ave.	2138	2	New Construction
	*423 Bedford Ave.	2138	3	
	421 Bedford Ave.	2138	4	
	*413 Bedford Ave.	2138	7	
	*411 Bedford Ave.	2138	8	
	132 South 8th St.	2138	9	
	*136-38 South 8th St.	2138	10	
	*140 South 8th St.	2138	12	
	*144 South 8th St.	2138	13	
	152 South 8th St.	2138	17	
	156 South 8th St.	2138	19	
	*158 South 8th St.	2138	20	
	160 South 8th St.	2138	21	
	162 South 8th St.	2138	22	

*868 Driggs Ave.	2138	125
870 Driggs Ave.	2138	26
872 Driggs Ave.	2138	27
874 Driggs Ave.	2138	28
876 Driggs Ave.	2138	129
157 Driggs Ave.	2138	34
153 Driggs Ave.	2138	36
151 Driggs Ave.	2138	37
149 Driggs Ave.	2138	38
147 Driggs Ave.	2138	39
145 Driggs Ave.	2138	40
141-3 Driggs Ave.	2138	41
137-9 Driggs Ave.	2138	42
*135 Driggs Ave.	2138	44

Property comprising the entire block bounded by South 9th Street, Berry Street, South 10th Street and Wythe Avenue.

Site 11 **Block 2145, All Lots**

Addresses of privately-owned property	Block #	Lot #	Proposed Use
*45 South 10 St.	2145	1	Residential,
*46 South 9th St.	2145	8	New Construction
*62 South 9th St.	2145	12	(Low-Income Housing
*72 South 9th St.	2145	17	New York City Housing
*78 South 9th St.	2145	19	Authority)
*432 Berry St.	2145	22	
*73 South 10th St.	2145	23	
*71 South 10th St.	2145	24	
*69 South 10th St.	2145	25	
*65 South 10th St.	2145	28	
*61 South 10th St.	2145	30	
*59 South 10th St.	2145	31	
*57 South 10th St.	2145	32	
*55 South 10th St.	2145	33	
*49 South 10th St.	2145	36	

All other properties on this site are City-owned.

Property comprising a westerly part of the block bounded by South 9th Street, Bedford Avenue, South 10th Street and Berry Street:

Site 12	Address	Block #	Lot #	Proposed Use
	*75 South 10th St.	2146	1	Park
	*435 Berry St.	2146	2	
	433 Berry St.	2146	3	
	431 Berry St.	2146	4	
	*429 Berry St.	2146	5	
	*82 South 9th St.	2146	6	
	*84 South 9th St.	2146	7	
	*86 South 9th St.	2146	8	
	*88 South 9th St.	2146	9	
	*90 South 9th St.	2146	10	
	*92-94 South 9th St.	2146	11	

Property comprising an easterly part of the block bounded by South 9th Street, Bedford Avenue, South 10th Street and Berry Street:

Site 13	Address	Block #	Lot #	Proposed Use
	106 South 9th St.	2146	18	Residential,
	446 Bedford Ave.	2146	19	Rehabilitation
	448 Bedford Ave.	2146	20	

Property comprising a westerly part of the block bounded by South 9th Street, Driggs Avenue, Division Street and Bedford Avenue:

Site 14	Address	Block #	Lot #	Proposed Use
	107 Division Ave.	2147	1	Residential, New
	449 Bedford Ave.	2147	2	Construction or Park

Properties comprising the northerly part of the block bounded by South 10th Street, Berry Street, South 11th Street and Wythe Avenue:

Site 15	Address	Block #	Lot #	Proposed Use
	*46-48 South 10th St.	2156	7	Residential,
	50 South 10th St.	2156	9	New Construction
	*52 South 10th St.	2156	10	(Low-Income housing,
	54 South 10th St.	2156	11	New York City
	56 South 10th St.	2156	12	Housing Authority)
	58 South 10th St.	2156	13	
	*60 South 10th St.	2156	14	
	*62 South 10th St.	2156	15	
	64 South 10th St.	2156	16	
	*66-68 South 10th St.	2156	17	
	70 South 10th St.	2156	19	
	*72 South 10th St.	2156	20	
	448 Berry St.	2156	21	
	450 Berry St.	2156	22	

Property comprising a northerly part of the block bounded by South 10th Street, Bedford Avenue, Division Avenue and Berry Street:

Site 16	Address	Block #	Lot #	Proposed Use
	*455 Berry St.	2157	1	Residential,
	*453 Berry St.	2157	2	New Construction
	*451 Berry St.	2157	3	(Low-Income housing,
	*449 Berry St.	2157	4	New York City
	447 Berry St.	2157	5	Housing Authority)
	74 South 10th St.	2157	6	
	76 South 10th St.	2157	7	
	*78 South 10th St.	2157	8	
	*80 South 10th St.	2157	9	
	*82 South 10th St.	2157	10	
	84 South 10th St.	2157	11	
	*86-88 South 10th St.	2157	12	
	90 South 10th St.	2157	14	
	*92 South 10th St.	2157	15	
	94 South 10th St.	2157	16	
	96 South 10th St.	2157	17	
	98 South 10th St.	2157	18	
	100 South 10th St.	2157	19	
	*462 Bedford Ave.	2157	20	
	*464 Bedford Ave.	2157	21	
	*466 Bedford Ave.	2157	22	

Property on the southerly side of South 8th Street, between Driggs Avenue and Roebling Street:

Site 17	Address	Block #	Lot #	Proposed Use
	*176 South 8th St.	2139	7	Residential Rehabilitation

*Indicates privately owned property to be acquired pursuant to the related Williamsburg II Urban Renewal Plan.

The urban renewal plan also provides for the establishment of a Williamsburg Cross-Subsidy Fund by the Department of Housing Preservation and Development. The purpose of the fund is to help finance housing and housing related projects for low and moderate income people in the Williamsburg II and Williamsburg Urban Renewal Areas.

This application was submitted by the Department of Housing Preservation and Development on August 16, 1983 and February 6, 1984.

(On March 7, 1984, Cal. No. 13, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 43

CB 1

C 840127 HDK

PUBLIC HEARING:

IN THE MATTER OF the land disposition of City-owned property located within the Williamsburg II Urban Renewal Area pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed disposition relates to Sites 1, 3, 4, 5, 6, 8 and 9 within the Williamsburg II Urban Renewal Area. Approximately 62 new housing units are to be constructed on these sites by the New York City Housing Partnership or by a developer to be selected by the Department of Housing Preservation and Development after the Request For Proposal process has been completed. The properties comprising these various sites are described and listed below. (Properties which are privately-owned at present time and are to be acquired pursuant to the related urban renewal plan, are indicated with asterisks).

Property on the northerly side of South 8th Street, between Berry Street and Bedford Avenue:

Site 1	Address	Block #	Lot #
	91 South 8th St.	2131	39
	93 South 8th St.	2131	38
	95 South 8th St.	2131	37

Property on the northerly side of South 9th Street, between Wythe and Berry Streets:

Site 3	Address	Block #	Lot #
	*59 South 9th St.	2136	1
	*61 South 9th St.	2136	38
	63 South 9th St.	2136	37
	65 South 9th St.	2136	36
	67 South 9th St.	2136	35

Site 4	Address	Block #	Lot #
	*71 South 9th St.	2136	33
	73 South 9th St.	2136	32

Site 5	Address	Block #	Lot #
	79 South 9th St.	2136	29

Site 6	Address	Block #	Lot #
	85 South 9th St.	2136	26

Property on the northerly side of South 9th Street between Berry Street and Bedford Avenue:

Site 8	Address	Block #	Lot #
	95 South 9th St.	2137	41
	97 South 9th St.	2137	42

Site 9	Address	Block #	Lot #
	442 Bedford Ave.	2137	31
	*444 Bedford Ave.	2137	32
	*117 South 9th St.	2137	33
	*115 South 9th St.	2137	34
	111 South 9th St.	2137	35
	109 South 9th St.	2137	36

This application was submitted by the Department of Housing Preservation and Development on August 16, 1983 and February 16, 1984.

(On March 7, 1984, Cal. No. 14, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 44

CB 1

C 840128 HDK

PUBLIC HEARING:

IN THE MATTER OF the land disposition of City-owned property located within the Williamsburg II Urban Renewal Area in Community District #1, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure adopted by the City Planning Commission.

The proposed disposition relates to sites 2, 7, 13 and 17 within the Williamsburg II Urban Renewal Area. Approximately 64 housing units are to be rehabilitated on these sites by a developer to be selected by the Department of Housing Preservation and Development after the Request For Proposal process has been completed. The rehabilitation of the buildings which occupy these sites will be privately financed unless this proves infeasible and/or subsidies to assist developers create housing for lower income families become available through Federal, State or Municipal sources.

The properties involved are described below:

Property on the northerly side of South 8th Street, between Berry Street and Bedford Avenue:

Site 2	Address	Block #	Lot #
	101 South 8th St.	2131	32
	105 South 8th St.	2131	34

Property on the northerly side of South 9th Street between Berry Street and Bedford Avenue:

Site 7	Address	Block #	Lot #
	91 South 9th St.	2137	44
	89 South 9th St.	2137	45

Property comprising an easterly part of the block bounded by South 9th Street, Bedford Avenue, South 10th Street and Berry Street:

Site 13	Address	Block #	Lot #
	106 South 9th St.	2146	18
	446 Bedford Ave.	2146	19
	448 Bedford Ave.	2146	20

Property on the southerly side of South 8th Street, between Driggs Avenue and Roebling Street:

Site 17	Address	Block #	Lot #	Proposed Use
	*176 South 8th St.	2139	7	Residential Rehabilitation

*Indicates privately owned property to be acquired pursuant to the related Williamsburg II Urban Renewal Plan.

This application was submitted by the Department of Housing Preservation and Development on August 16, 1983 and February 6, 1984.

(On March 7, 1984, Cal. No. 15, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 45

CB 1

C 840129 HDK

PUBLIC HEARING:

IN THE MATTER OF the land disposition of City-owned property located within the Williamsburg II Urban Renewal Area pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed disposition relates to site 10 within the Williamsburg II Urban Renewal Area. The development of market rate housing which will occupy this site will be privately financed unless this proves infeasible. The developer will be chosen through a Request For Proposal process. It is estimated that approximately 140 DU's will be constructed.

The properties comprising Site 10 are listed below. (Properties which are privately-owned at the present time, and are to be acquired pursuant to the related urban renewal plan, are indicated with an asterisk).

Property comprising the major portion of the block bounded by South 8th Street, Driggs Avenue, South 9th Street and Bedford Avenue:

Site 10	Address	Block #	Lot #	Proposed Use
	427 Bedford Ave.	2138	1	Residential
	*425 Bedford Ave.	2138	2	New Construction
	*423 Bedford Ave.	2138	3	
	421 Bedford Ave.	2138	4	
	*413 Bedford Ave.	2138	7	
	*411 Bedford Ave.	2138	8	
	132 South 8th St.	2138	9	
	*136-38 South 8th St.	2138	10	
	140 South 8th St.	2138	12	
	*144 South 8th St.	2138	13	

152 South 8th St.	2138	17
156 South 8th St.	2138	19
*158 South 8th St.	2138	20
160 South 8th St.	2138	21
162 South 8th St.	2138	22
*868 Driggs Ave.	2138	125
870 Driggs Ave.	2138	26
872 Driggs Ave.	2138	27
874 Driggs Ave.	2138	28
876 Driggs Ave.	2138	129
157 Driggs Ave.	2138	34
153 Driggs Ave.	2138	36
151 Driggs Ave.	2138	37
149 Driggs Ave.	2138	38
147 Driggs Ave.	2138	39
145 Driggs Ave.	2138	40
141-3 Driggs Ave.	2138	41
137-9 Driggs Ave.	2138	42
*135 Driggs Ave.	2138	44

This application was submitted by the Department of Housing Preservation and Development on August 16, 1983 and February 6, 1984.

(On March 7, 1984, Cal. No. 16, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 46

CB 1

C 840053 HOK

PUBLIC HEARING:

IN THE MATTER OF a housing application for a plan and project tentatively designated as the Berry-South 9th Street area, on sites 11, 15 and 16 within the Williamsburg II Urban Renewal Area, pursuant to Section 150 of the Public Housing Law of New York State, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed housing project would provide approximately 150 new rental dwelling units in buildings ranging in height from 3 to 6 stories. The project would be acquired upon completion by the New York City Housing Authority. The properties comprising the project sites are as listed below. (Properties which are privately-owned at the present time and are to be acquired pursuant to the related urban renewal plan, are indicated with asterisks.)

Property comprising the entire block bounded by South 9th Street, Berry Street, South 10th Street and Wythe Avenue.

Site 1 Block 2145, All Lots

Addresses of privately-owned property	Block #	Lot #	Proposed Use
*45 South 10th St.	2145	1	Residential,
*46 South 9th St.	2145	8	New Construction
*62 South 9th St.	2145	12	(Low-Income Housing,
*72 South 9th St.	2145	17	New York City Housing
*78 South 9th St.	2145	19	Authority)

*432 Berry St.	2145	22
*73 South 10th St.	2145	23
*71 South 10th St.	2145	24
*69 South 10th St.	2145	25
*65 South 10th St.	2145	28
*61 South 10th St.	2145	30
*59 South 10th St.	2145	31
*57 South 10th St.	2145	32
*55 South 10th St.	2145	33
*49 South 10th St.	2145	36

All other properties on this site are City-owned.

Property comprising the northerly part of the block bounded by South 10th Street, Berry Street, South 11th Street and Wythe Avenue:

Site 15	Address	Block #	Lot #	Proposed Use
	*46-48 South 10th St.	2156	7	Residential,
	50 South 10th St.	2156	9	New Construction
	*52 South 10th St.	2156	10	(Low-Income housing
	54 South 10th St.	2156	11	New York City
	56 South 10th St.	2156	12	Housing Authority)
	58 South 10th St.	2156	13	
	*60 South 10th St.	2156	14	
	*62 South 10th St.	2156	15	
	64 South 10th St.	2156	16	
	*66-68 South 10th St.	2156	17	
	70 South 10th St.	2156	19	
	*72 South 10th St.	2156	20	
	448 Berry St.	2156	21	
	450 Berry St.	2156	22	

Property comprising a northerly part of the block bounded by South 10th Street, Bedford Avenue, Division Avenue and Berry Street:

Site 16	Address	Block #	Lot #	Proposed Use
	*455 Berry St.	2157	1	Residential,
	*453 Berry St.	2157	2	New Construction
	*451 Berry St.	2157	3	(Low-Income housing,
	*449 Berry St.	2157	4	New York City
	447 Berry St.	2157	5	Housing Authority)
	74 South 10th St.	2157	6	
	76 South 10th St.	2157	7	
	*78 South 10th St.	2157	8	
	*80 South 10th St.	2157	9	
	*82 South 10th St.	2157	10	
	84 South 10th St.	2157	11	
	*86-88 South 10th St.	2157	12	
	90 South 10th St.	2157	14	
	*92 South 10th St.	2157	15	
	94 South 10th St.	2157	16	
	96 South 10th St.	2157	17	
	98 South 10th St.	2157	18	
	100 South 10th St.	2157	19	
	*462 Bedford Ave.	2157	20	
	*464 Bedford Ave.	2157	21	
	*466 Bedford Ave.	2157	22	

This application was submitted by the New York City Housing Authority on July 22, 1983 and February 6, 1984.

(On March 7, 1984, Cal. No. 17, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 47

CB 1

C 840130 HDK

PUBLIC HEARING:

IN THE MATTER OF the land disposition of City-owned property located within the Williamsburg II Urban Renewal Area pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

The proposed disposition relates to a New York City Housing Authority Project, tentatively known as the Berry Street-South 9th Street Area, to be constructed on sites 11, 15 and 16 within the Williamsburg II Urban Renewal Area. The properties comprising the project sites are listed below. (Properties which are privately-owned at the present time, and are to be acquired pursuant to the related urban renewal plan, are indicated with asterisks.)

Property comprising the entire block bounded by South 9th Street, Berry Street, South 10th Street and Wythe Avenue.

Site 11 Block 2145, All Lots

Addresses of privately-owned property	Block #	Lot #	Proposed Use
*45 South 10th St.	2145	1	Residential,
*46 South 9th St.	2145	8	New Construction
*62 South 9th St.	2145	12	(Low-Income Housing,
*72 South 9th St.	2145	17	New York City Housing
*78 South 9th St.	2145	19	Authority)
*432 Berry St.	2145	22	
*73 South 10th St.	2145	23	
*71 South 10th St.	2145	24	
*69 South 10th St.	2145	25	
*65 South 10th St.	2145	28	
*61 South 10th St.	2145	30	
*59 South 10th St.	2145	31	
*57 South 10th St.	2145	32	
*55 South 10th St.	2145	33	
*49 South 10th St.	2145	36	

All other properties on this site are City-owned.

Property comprising the northerly part of the block bounded by South 10th Street, Berry Street, South 11th Street and Wythe Avenue:

Site 15	Address	Block #	Lot #	Proposed Use
	*46-48 South 10th St.	2156	7	Residential,
	50 South 10th St.	2156	9	New Construction
	*52 South 10th St.	2156	10	(Low-Income housing
	54 South 10th St.	2156	11	New York City
	56 South 10th St.	2156	12	Housing Authority)

58 South 10th St.	2156	13
*60 South 10th St.	2156	14
*62 South 10th St.	2156	15
64 South 10th St.	2156	16
*66-68 South 10th St.	2156	17
70 South 10th St.	2156	19
*72 South 10th St.	2156	20
448 Berry St.	2156	21
450 Berry St.	2156	22

Property comprising a northerly part of the block bounded by South 10th Street, Bedford Avenue, Division Avenue and Berry Street:

Site 16	Address	Block #	Lot #	Proposed Use
	*455 Berry St.	2157	1	Residential,
	*453 Berry St.	2157	2	New Construction
	*451 Berry St.	2157	3	(Low-Income housing,
	*449 Berry St.	2157	4	New York City
	447 Berry St.	2157	5	*Housing Authority)
	74 South 10th St.	2157	6	
	76 South 10th St.	2157	7	
	*78 South 10th St.	2157	8	
	*80 South 10th St.	2157	9	
	*82 South 10th St.	2157	10	
	84 South 10th St.	2157	11	
	*86-88 South 10th St.	2157	12	
	90 South 10th St.	2157	14	
	*92 South 10th St.	2157	15	
	94 South 10th St.	2157	16	
	96 South 10th St.	2157	17	
	98 South 10th St.	2157	18	
	100 South 10th St.	2157	19	
	*462 Bedford Ave.	2157	20	
	*464 Bedford Ave.	2157	21	
	*466 Bedford Ave.	2157	22	

This application was submitted by the New York City Housing Authority on August 9, 1983.

(On March 7, 1984, Cal. No. 18, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

No. 48

CB 1

C 840131 ZMK

PUBLIC HEARING:

IN THE MATTER OF a Zoning Map Change, pursuant to Section 197-c and 200 of the New York City Charter, involving an **amendment of the Zoning Map**, Section 12d, from an existing M1-1 and M1-2 to an R6 District on blocks bounded by Wythe Avenue, Berry Street, South 8th Street, and South 10th Street between Berry Street, Bedford Avenue and South 8th Street, as shown on a diagram dated February 6, 1984, which may be seen in Room 1514, 2 Lafayette Street, New York, N.Y.

(On March 7, 1984, Cal. No. 19, the Commission scheduled April 4, 1984 for a public hearing which has been duly advertised.)

Close the hearing.

III. REPORTS

BOROUGH OF QUEENS

No. 49

CB 7

N 814714 HKQ

IN THE MATTER OF the designation of the RKO Keith's Flushing Theater (135-29/135-49 Northern Boulevard) by the Landmarks Preservation Commission on February 28, 1984. Report from the City Planning Commission to the Board of Estimate pursuant to Section 207-2.0 of the Administrative Code.

For consideration.

No. 50

CB 4

C 831972 MMQ

IN THE MATTER OF a proposed map change showing the elimination of Haspel Street between 56th Avenue and 57th Road and the mapping of a turn-around at the southwesterly terminus of 57th Road, as shown on Map No. 4788, dated November 14, 1983, and signed by the Borough President. The map was referred by the Board of Estimate on November 17, 1983 (Calendar No. 419).

(On February 22, 1984, Cal. No. 6, the Commission scheduled March 7, 1984 for a public hearing. On March 7, 1984, Cal. No. 34, the hearing was closed.)

For consideration.

No. 51

CB 2

C 831230 GFQ

IN THE MATTER OF an application by Eagle Electric Manufacturing Corporation, Inc. for a revocable consent to construct, maintain and use a telephone cable under Thomson Avenue overpass and across Purves and Dutch Kill Streets between premises located at 45-31 Court Square in an M3-1 zoning district and premises located at 43-17 Dutch Kills Street a/k/a 43-22 Queens Street in an M1-3 zoning district.

(On February 22, 1984, Cal. No. 8, the Commission scheduled March 7, 1984 for a public hearing. On March 7, 1984, Cal. No. 36, the hearing was closed.)

For consideration.

No. 52

CB 3

C 830528 MMQ

IN THE MATTER OF a map change application, pursuant to Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission, to change the street lines at the northeast corner of Northern Boulevard and 68th Street, in accordance with Map No. 4783, dated September 20, 1983 and signed by the Borough President.

(On February 1, 1984, Cal. No. 19, the Commission scheduled February 22, 1984 for a public hearing. On February 22, 1984, Cal. No. 29, the hearing was continued to March 7, 1984. On March 7, 1984, Cal. No. 37, the hearing was closed.)

For consideration.

No. 53

CB 7

C 840408 HAM

IN THE MATTER OF an application relating to the **designation and disposition of a City-owned building**, pursuant to the Urban Development Action Area Act, Section 197-c of the New York City Charter and the Uniform Land Use Review Procedure as adopted by the City Planning Commission.

Approval of three separate matters is required:

- 1) The designation of City-owned property located:

Address	Block	Lot
206 West 84th Street	1231	39

- 2) An Urban Development Action Area Project for such property.
- 3) The disposition of such property to a developer to be selected by the Department of Housing Preservation and Development (HPD).

This application was submitted by HPD on November 28, 1983.

(On February 22, 1984, Cal. No. 13, the Commission scheduled March 7, 1984 for a public hearing. On March 7, 1984, Cal. No. 44, the hearing was closed.)

For consideration.

No. 54

CB 5

C 840218 GFM

IN THE MATTER OF an application for a ten year **renewal of an existing Revocable Consent** to continue to maintain a steelplate sculpture which is ten feet high, ten feet wide and five feet deep. The Sculptural Street Number "9" is located on the sidewalk on the north side of West 57th Street between Fifth Avenue and Avenue of the Americas.

(On February 22, 1984, Cal. No. 14, the Commission scheduled March 7, 1984 for a public hearing. On March 7, 1984, Cal. No. 45, the hearing was closed.)

For consideration.

BOROUGH OF BROOKLYN

No. 55**CB 2, 3, 4, 5, 6, 7, 8, 9, 13, 16, 17****C 840383-393 PPK**

IN THE MATTER OF an application by the Division of Real Property for the **disposition of 73 City-owned properties** pursuant to Section 197-c of the New York City Charter.

ULURP #	COM. BOARD	NO. OF PARCELS
840383 PPK	2	3
840384 PPK	3	4
840385 PPK	4	6
840386 PPK	5	1
840387 PPK	6	3
840388 PPK	7	3
840389 PPK	8	39
840390 PPK	9	2
840391 PPK	13	2
840392 PPK	16	9
840393 PPK	17	1

A list and description of the property can be seen in the Calendar Information Office, City Planning Commission, 2 Lafayette Street, New York, N.Y. 10007.

(On February 22, 1984, Cal. No. 4, the Commission scheduled March 7, 1984 for a public hearing. On March 7, 1984, Cal. No. 32, the hearing was closed.)

For consideration.

No. 56
CB 2**C 831300 GFK**

IN THE MATTER OF an application for a **revocable consent** to construct, maintain and use a bridge over and across Sands Street to connect premises located at 74-82 Sands Street to premises located at 73-95 Sands Street.

(On February 22, 1984, Cal. No. 5, the Commission scheduled March 7, 1984 for a public hearing. On March 7, 1984, Cal. No. 33, the hearing was closed.)

For consideration.